

## Soyeon Choi

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**From:** DRP General Plan Project  
**Sent:** Thursday, September 25, 2014 5:29 PM  
**To:** Tina Fung; Soyeon Choi; Leon Freeman; Ayala Ben-Yehuda  
**Subject:** FW: Empty lot AIN 5759-006-010

Please add to comment matrix

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**From:** Greg Lercel [<mailto:lercelg@gmail.com>]  
**Sent:** Thursday, September 25, 2014 5:28 PM  
**To:** DRP General Plan Project; DRP LDCC  
**Subject:** Empty lot AIN 5759-006-010

Dear Regional Planning Commission,

I am writing concerning the General Plan which involves the rezoning of 1488 1/2 Old House Road Pasadena, CA 91107 (AIN 5759-006-010). This property is currently zoned open space and the General Plan would rezone it to residential. I have spoken with Robert Glaser in the zoning department and was told that the lot has been zoned open space since 6/28/73 by Zone Change Ordinance 10710. I am the owner of 1488 Old House Road and have been since 6/11. I feel that the above property should be exempt from the General Plan and the subsequent zone change.

Before I bought our house in 2011, I checked the zoning of the lot and was told it was open space. This was important to me because if a residence was built on that lot, I would lose my open space views of the golf course and flood control basin along with privacy. This was one of the main reasons I bought our current house. Also, my property value would go down considerably as well. The only buildable part of the lot is right next to my property line and house.

All the properties in the area were built in the 1950's to early 1970's on large lots. Building a large modern house on a small buildable part of the lot would not make sense. It would ruin the feel of the area.

The empty lot borders a large open space area directly East, North, and South which includes Eaton Canyon Golf Course and a flood control basin. There is no reason to change the zoning. It just shrinks the open space of the area and I lose the benefits of being adjacent to open space.

Again, it makes no sense to change the zoning of lot 5759-006-010 and should be exempt from the General Plan and remain open space.

I plan on going to the public meeting on 10/8/14 to voice my concerns in person.

If you have any further questions, please feel free to call me at 626-298-3123.

Sincerely,  
Greg Lercel